

029.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

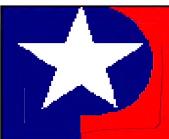
992,700 / 992,700

USE VALUE:

992,700 / 992,700

ASSESSED:

992,700 / 992,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		HARLOW ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NICHOLS HAROLD F JR	
Owner 2: NICHOLS CAROLANNE L	
Owner 3:	
Street 1: 58 BRISTER'S HILL RD	
Street 2:	

Twn/City:	CONCORD
St/Prov:	MA
Postal:	01742
Cntry:	Type:

PREVIOUS OWNER
Owner 1: BAZIRGAN JESSICA & MATT -
Owner 2: NICHOLS HAROLD F JR/CAROLANNE -
Street 1: 58 BRISTERS HILL ROAD
Twn/City: CONCORD
St/Prov: MA
Postal: 01742
Cntry:

NARRATIVE DESCRIPTION
This parcel contains .154 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2453 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS
Code
Descrip/No
Amount
Com. Int

PROPERTY FACTORS
Item
Code
Description
%
Item
Code
Description
Z
R2
TWO FAMIL
100
water
Sewer
Electri
Census:
Flood Haz:
D
Topo
1
Level
s
Street
t
Gas:

BUILDING PERMITS
Date
Number
Descrip
Amount
C/O
Last Visit
Fed Code
F. Descrip
Comment

ACTIVITY INFORMATION
Date
Result
By
Name

6/16/2014	656	Re-Roof	8,000
10/30/2012	1428	Manual	37,500 C
11/12/1996	591	Porch	2,000

REBUILD PORCHES

LAND SECTION (First 7 lines only)
Use
Description
LUC
Fact
No of Units
Depth / PriceUnits
Unit Type

Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	6689	Sq. Ft.	Site	0	80.	0.93	1						496,538						496,500	

Total AC/Ha: 0.15356

Total SF/SM: 6689

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 496,538

Spl Credit

Total: 496,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH				
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average													
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:														
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:														
Foundation:	3 - BrickorStone			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:														
Sec Wall:		%		OthrFix:		Rating:														
Roof Struct:	2 - Hip			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average													
Color:	BLUE			A Kits:	1	Rating:	Good													
View / Desir:				Frl:		Rating:														
GENERAL INFORMATION				WSFlue:		Rating:														
Grade:	C - Average			CONDOS INFORMATION																
Year Blt:	1914	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:		Fact: .		Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN				
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:				No Unit	RMS	BRS	FL					
Prim Int Wal	2 - Plaster			Functional:			%	Interior:				1	6	2	1					
Sec Int Wall:		%		Economic:			%	Additions:				1	5	2	1					
Partition:	T - Typical			Special:			%	Kitchen:												
Prim Floors:	3 - Hardwood			Override:			%	Baths:												
Sec Floors:		%		Total:	26.4	%		Plumbing:												
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:												
Subfloor:				COMPARABLE SALES				Heating:												
Bsmnt Gar:				Basic \$ / SQ:	180.00	Totals				General:	2	11	4							
Electric:	3 - Typical			Size Adj.:	1.07804728															
Insulation:	2 - Typical			Const Adj.:	1.00989902															
Int vs Ext:	S			Adj \$ / SQ:	195.969															
Heat Fuel:	2 - Gas			Other Features:	104000															
Heat Type:	3 - Forced H/W			Grade Factor:	1.00															
# Heat Sys:	2			NBHD Inf:	1.00000000															
% Heated:	100	% AC:		NBHD Mod:																
Solar HW:	NO	Central Vac:		LUC Factor:	1.00															
% Com Wal		% Sprinkled		Adj Total:	664953															
				Depreciation:	175548															
				Deprecated Total:	489405															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val												
Make:																				
Model:								Serial #				Year:		Color:						
SPEC FEATURES/YARD ITEMS																				
PARCEL ID 029.0-0002-0004.0																IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y	1	20x24	A	GD	1915		20.21	T	30	104			6,800				
More: N				Total Yard Items:				6,800	Total Special Features:							Total:	6,800			